



**ZA-2017-003; CPA-2017-002**

# **NMIA Code and Plan Amendments**

Presentation to the  
Milwaukie City Council

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# Purpose

- Project goal: Implement the NMIA Framework Plan and Implementation Strategy

Not asking for a decision tonight.



# Agenda

- Summary of code amendments
- Development standards
- Design standards and key streets
- Planning Commission vote overview
- Questions to address for the hearing on Feb 6



# Summary of Code Amendments

- Reduce the total number of zones in the NMIA from 5 to 2
  - Combine the Manufacturing Zone and Tacoma Station Area Overlay Zone Subarea 4 areas into a new North Milwaukie Employment Zone (NME)
  - Combine Tacoma Station Area Overlay Zone Subareas 1-3 into a single new Tacoma Station Area Mixed-Use Zone (MUTSA)
- Delete the Tacoma Station Area Overlay Zone
- Propose code language that is organized in a way that is more consistent with the Commercial Mixed-Use Zones



# Development Standards

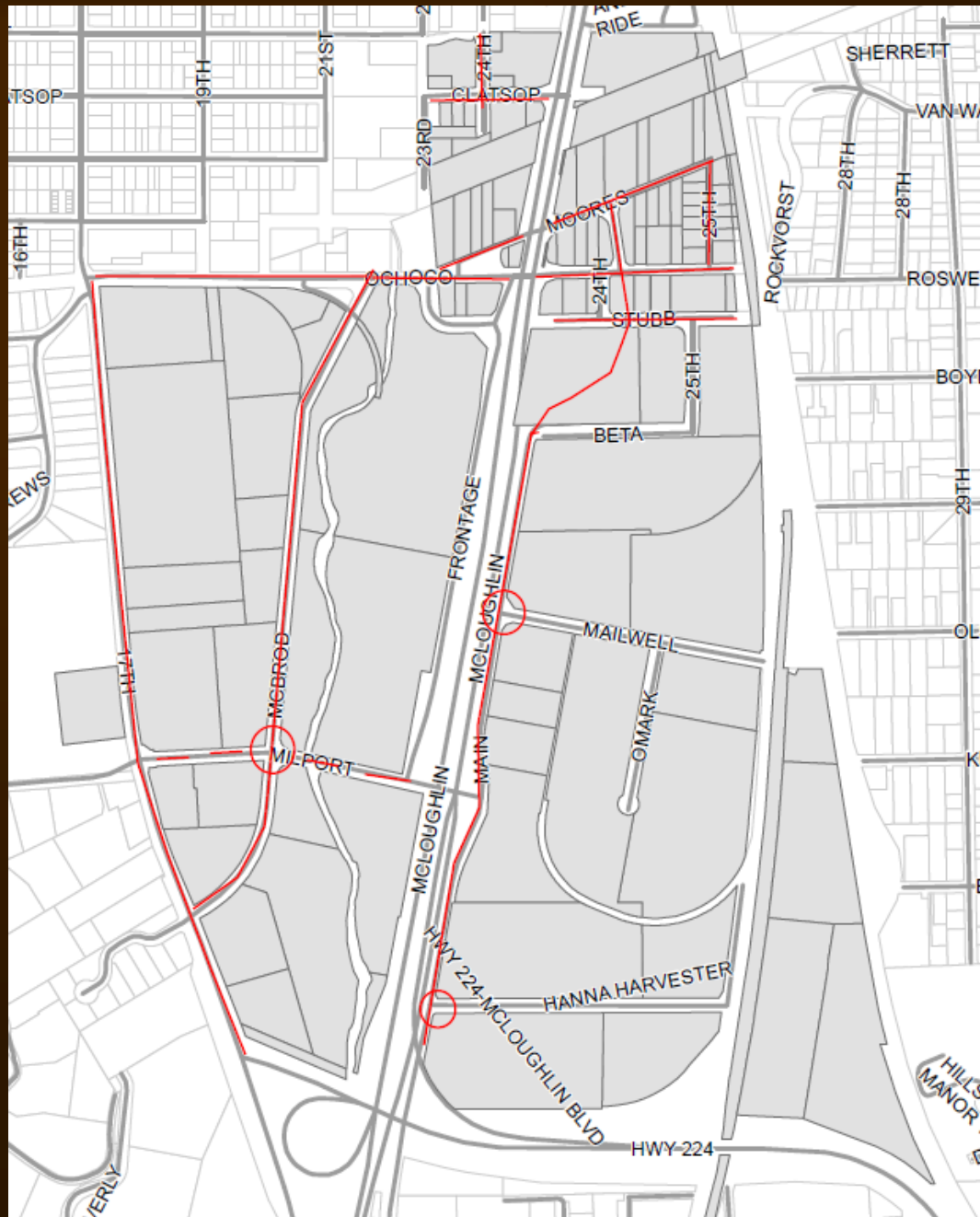
- Revised development standards
  - Max. front yard setback in the MUTSA = 10 ft
  - Max. front yard setback on key streets in the NME = 30 ft
  - No maximum in the rest of the NME
  - Parking shall not be located in more than 50% of the front yard setback
  - Add a 50% frontage occupancy requirement for block faces on key streets



# Existing Design Standards – M-TSA

- Ground floor and street-facing windows and doors
- Building orientation
- Weather protection
- Walls – construction materials
- Roofs



The seal of the City of Milwaukie, Oregon, is a circular emblem. It features a central five-petaled flower with green leaves. The text "MILWAUKIE, OREGON" is arched across the top, and "FOUNDED 1847" is arched across the bottom, separated by two small stars.

# Key Streets – Proposed Design Standards

- Ground floor and street-facing windows and doors
- Building orientation
- Corners
- Weather protection
- Walls – construction materials

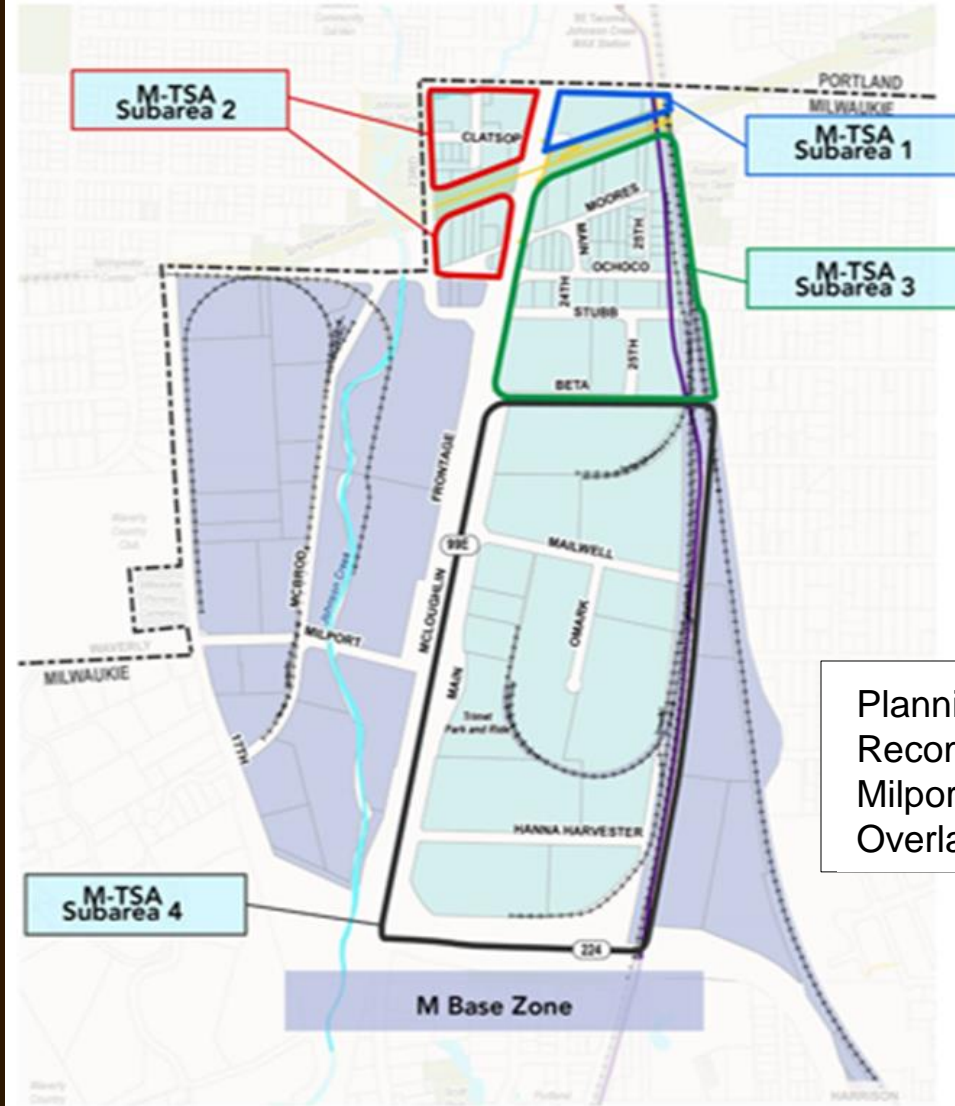


# Key Streets – Design Standards

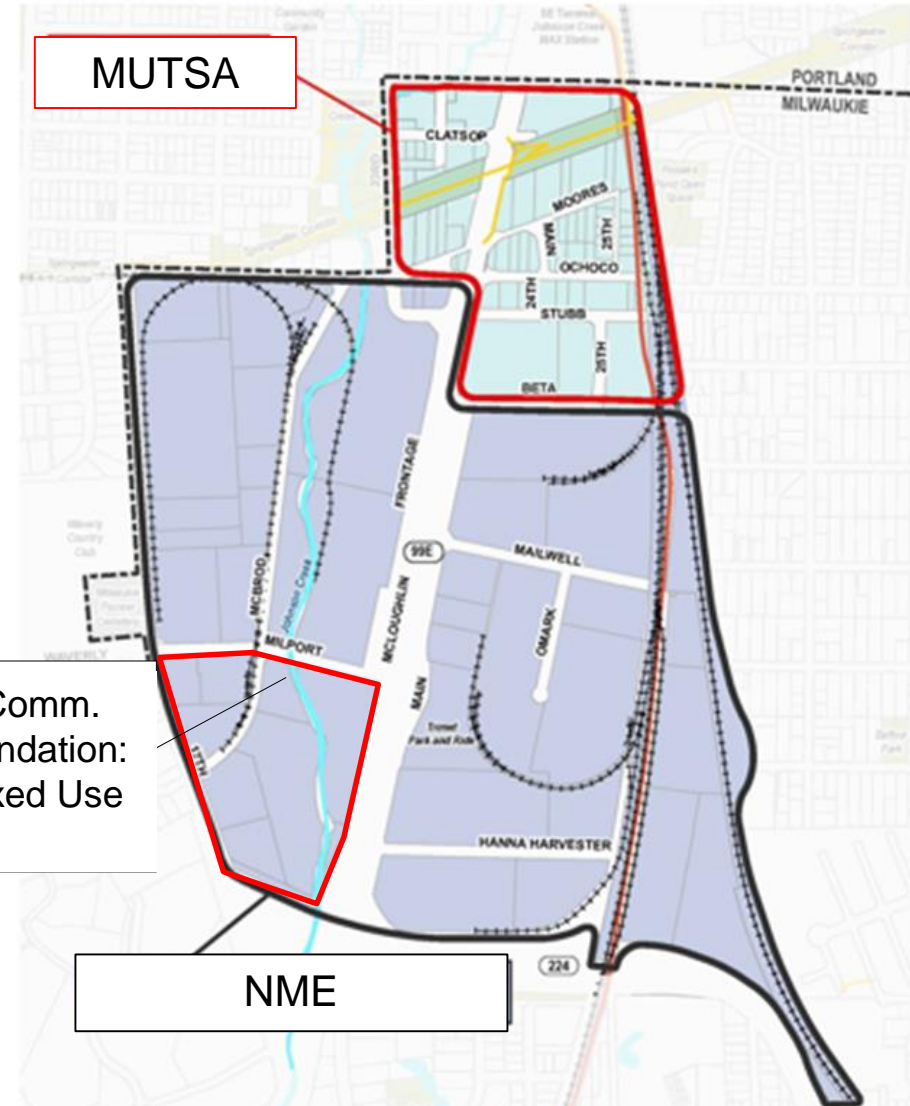
- Clarify applicability of design and development standards
  - Demo or replacement of more than 50% of a wall or roof
  - MUTSA: floor area additions (both interior and exterior) that exceed 50% of the existing floor area or demo/replace 50% of the existing floor area
  - NME: floor area additions (both interior and exterior) that exceed 75% of the existing floor area or demo/replace 75% of the existing floor area

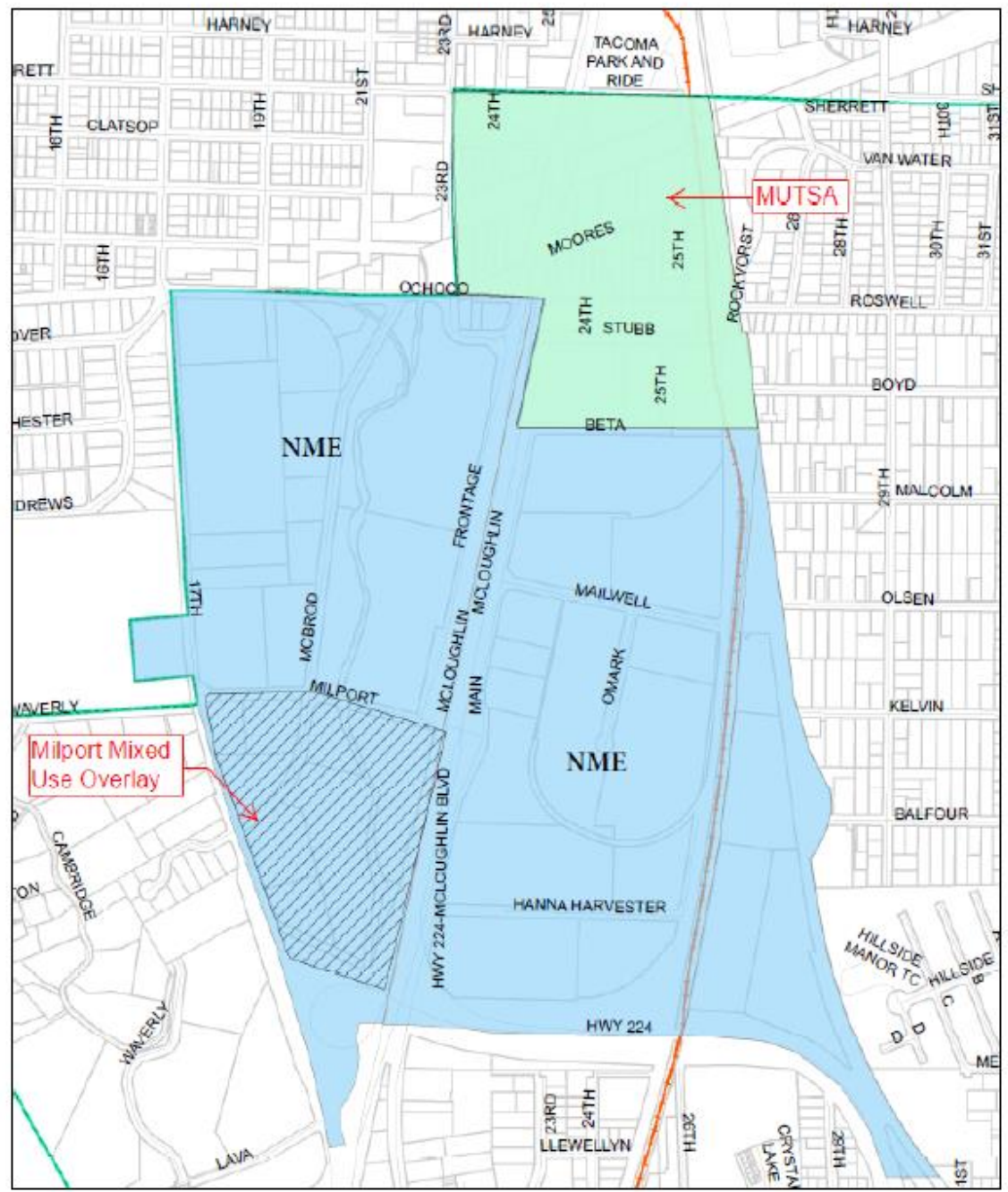


# Current Zoning



# Proposed Zoning





# Questions for Council

- Are there items that require additional clarification?
- Are there any issues for which Council would like additional background information presented at the public hearing?



# Process to Date and Next Steps

- 1/9: PC hearing #3 – vote to recommend approval
- 1/16: Council work session #2
- 2/6: Council hearing #1
- 2/20: Council hearing #2
- 3/6: Council hearing #3

